



Agenda for Meeting 19-2014

CITY OF ROCKVILLE PLANNING COMMISSION

Don Hadley, Chair

Anne Goodman
David Hill
Jack Leiderman

Charles Littlefield
Dion Trahan
John Tyner, II

Wednesday, November 12, 2014

6:30 p.m. Diamondback Terrapin Conference Room (Executive Session)

7:00 p.m. Mayor and Council Chamber (Regular Meeting)

City Hall, 111 Maryland Avenue

Andrew Gunning, Staff Liaison
Marcy Waxman, Senior Assistant City Attorney

Planning Commission Agenda and Staff Reports online:
<http://www.rockvillemd.gov/AgendaCenter/Planning-Commission-4>

Executive Session - to begin at 6:30 p.m. in the Diamondback Terrapin Conference Room. An Executive Session will be held pursuant to Section 10-508(a)(7) of the State Government Article of the Annotated Code of Maryland to consult with counsel to obtain legal advice regarding STP2014-00208 (EZ Storage).

Regular Meeting – to begin at or after 7:00 p.m. in the Mayor and Council Chamber:

I. RECONSIDERATION HEARING

Reconsideration Hearing of Site Plan Application STP2014-00208 (EZ Storage), Rockville North Land, LLC, - Reconsideration of a Level 2 site plan for the development of a 36 foot tall, 4-level self-storage warehouse building with: 900 storage units; a dwelling unit for a resident manager; and, 17 surface parking spaces. The property is located in the I-L, Light Industrial Zone. The application was initially reviewed and approved by the Commission on September 10, 2014 and a reconsideration request was granted on October 8, 2014.

Public Testimony Guidance for STP2014-00208 (EZ Storage):

The Commission has expressed that public testimony will be taken on the points given in the summary of the reasons for reconsideration, which are, the applicant's lack of compliance with mailed public notice requirements with regard to certain residents; and the effect of the City's Adequate Public Facilities Ordinance (APFO) on the proposed on-site manager's residence. The Commission will hear other testimony particularly from members of the public who were denied public notice during the first session (which was held on September 10, 2014).

II. REVIEW AND ACTION

- A. **Site Plan Applications STP2014-00216 and 2014-00217**, King Farm Associates, LLC - A Level 2 site plan application proposing a townhouse development consisting of 76 units on 3.73 acres (STP2014-00216) and 53 units on 3.41 acres (STP2014-00217). The properties are located at 900 and 901 King Farm Boulevard and are zoned PD-KF (Planned Development - King Farm). Planner: Bobby Ray, AICP, 240-314-8228.
- B. **Final Record Plats PLT2014-00536 and PLT2014-00537**, King Farm Associates, LLC - A Final Record Plat Application for the resubdivision of an existing property made up of Parcel BN, King Farm, Irvington Centre containing 3.73 acres of land. The property is located in the PD-KF (Planned Development - King Farm) Zone. Planner: Bobby Ray, AICP, 240-314-8228.
- C. **Final Record Plats PLT2014-00538, PLT2014-00539 and PLT2014-00540**, King Farm Associates, LLC - A Final Record Plat Application for the resubdivision of an existing property made up of Parcel BQ, King Farm, Irvington Centre containing 3.41 acres of land. The property is located in the PD-KF (Planned Development - King Farm) Zone. Planner: Bobby Ray, AICP, 240-314-8228.

III. COMMISSION ITEMS

- A. Staff Liaison Report
- B. Old Business
- C. New Business
- D. Minutes
- E. FYI Correspondence

IV. ADJOURN

HELPFUL INFORMATION FOR STAKEHOLDERS AND APPLICANTS

I. GENERAL ORDER OF SESSION FOR DEVELOPMENT APPLICATIONS

1. Staff presentation
2. City Board or Commission comment
3. Applicant presentation (10 min.)
4. Public comment (3 min, or 5 min for the representative of a group)
5. Planning Commission Discussion and Deliberation
6. Decision or recommendation by vote

Note: The Planning Commission may ask questions of any party at any time during the proceedings.

II. PLANNING COMMISSION BROADCAST SCHEDULE

- Watch LIVE on Comcast Cable Rockville Channel 11 and online at: www.rockvillemd.gov
- Replay on Comcast Cable Rockville Channel 11: Wednesdays at 7:00 pm (if no live meeting)
Sundays at 7:00 pm
Mondays, Thursdays and Saturdays at 1:00 pm
Saturdays and Sundays at 12:00 am (midnight)

III. Video on Demand (within 48 hours of meeting) at: www.rockvillemd.gov/VideoOnDemand.

IV. FUTURE MEETING DATES

December 10, 2014

V. NEW DEVELOPMENT APPLICATIONS

For a complete list of all applications on file, visit: www.rockvillemd.gov/DevelopmentWatch.
Applications filed since September 30, 2014:

VI. ADDITIONAL INFORMATION RESOURCES

The following resources are available to anyone who would like more information about the development review process. City staff can be reached at 240-314-8200 and additional information can be found on the City's web site at: www.rockvillemd.gov/cpds

- Citizen's Guides to Development Review and Zoning
- Development Review Manual
- Planning Academy Information